

4666 S. CUSTER ROAD/M-50
MONROE, MI 48161

INDUSTRIAL BUILDING FOR LEASE
10,000 Square Feet Available



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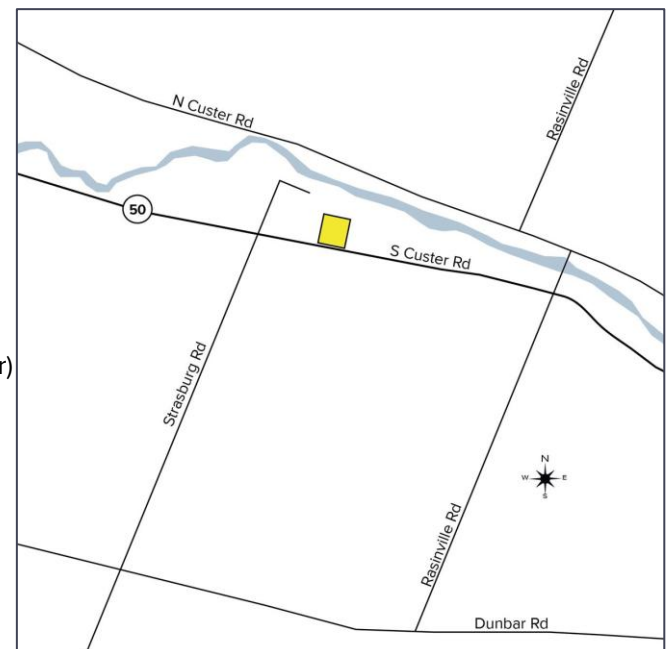
FULL-SERVICE COMMERCIAL REAL ESTATE

BRAND NEW FLEX WITH DOCKS



GENERAL INFORMATION

Lease Rate:	\$6.00/SF NNN (\$5,000/mo. + \$1,550/net charges)
Available Space:	10,000 ± SF
Building Size:	20,000 SF
Number of Stories:	1
Year Constructed:	2020
Condition:	New construction
Acreage:	30.3
Land Dimensions:	Approx. 1,000 wide x 1,250' deep (irregular)
Closest Cross Street:	Strasburg Road
County:	Monroe
Zoning:	C-2 Raisinville Twp.
Parking:	Ample/20 ±
Curb Cuts:	1
Street:	M-50 – 2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	850 SF
Shop Space:	9,150 SF
Exterior Walls:	Steel
Structural System:	Steel – clear span
Roof:	Standing seam
Floors/Coverings:	6" concrete
Ceiling Height:	17' clear
Lighting:	LED
Heating:	Suspended gas
Air Conditioning:	Central AC in office
Power:	200 amp 120/208V 3 phase
Security System:	At tenant's request
Restrooms:	1
Overhead Door:	2 – 12' x 12'
Truck Well/Dock:	2 – 8' x 8'
Sprinklers:	No
Signage:	On directory & additional (within reason)
Floor Drains:	No

Comments:

- Newer construction flex space on M-50 between US-23 and I-75.
- Rarely available building with 2 loading docks.
- Approximately 15 minutes or 9 miles to I-75; 12.5 miles to US-23/via M-50.

BUILDING INFORMATION

Adjoining Occupant:	ECON Inc.
Occupancy Date:	At lease execution
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	Minimum of 5 years
Security Deposit:	Negotiable (based on credit)
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN Charges – estimated as \$1.86 per year for 2026. (includes CAM, insurance, and taxes)

2026 REAL ESTATE TAXES

TD:	58
Parcel Number:	13-128-107-10
\$0.74/SF included in net charges.	



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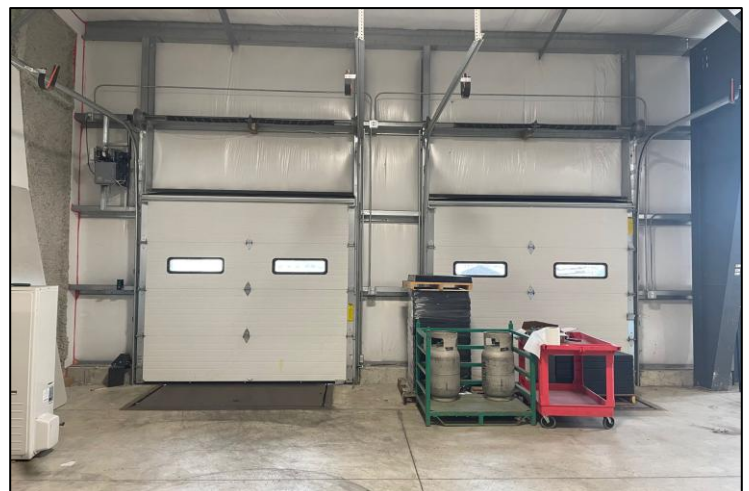
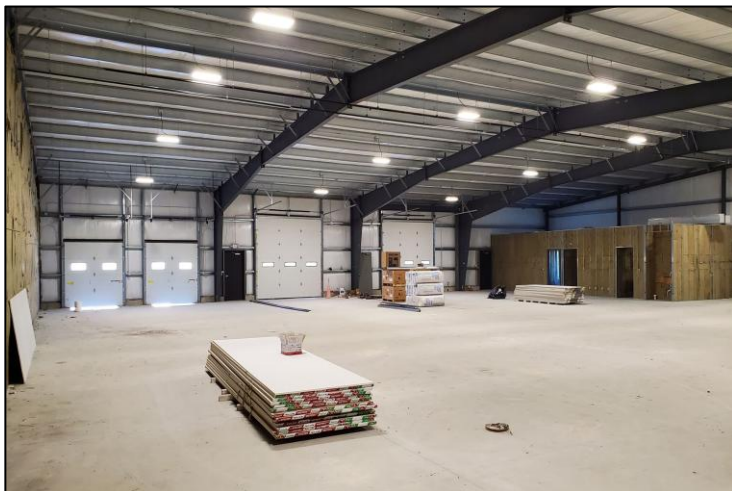
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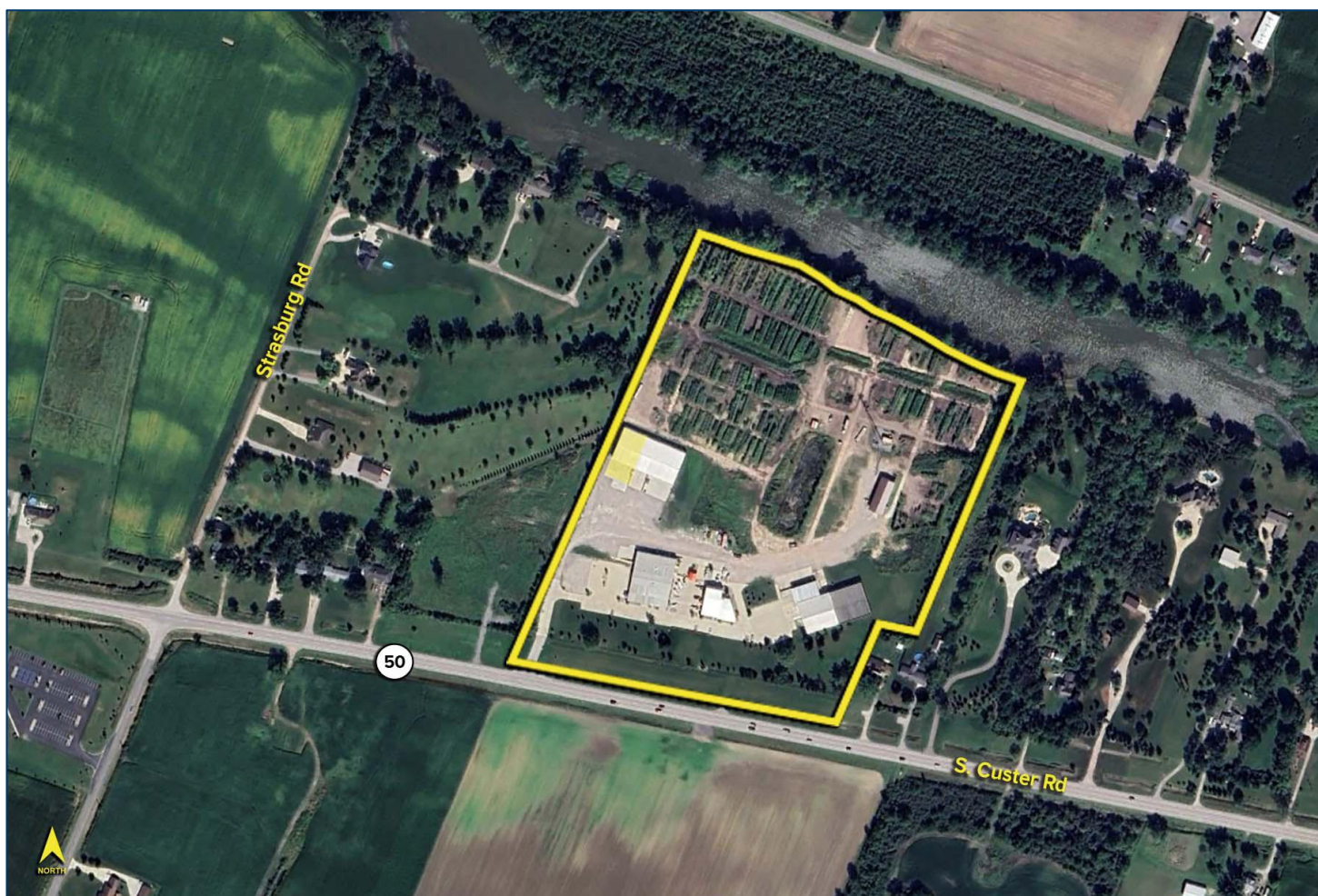
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Site Overview



Looking Southeast from River Raisin



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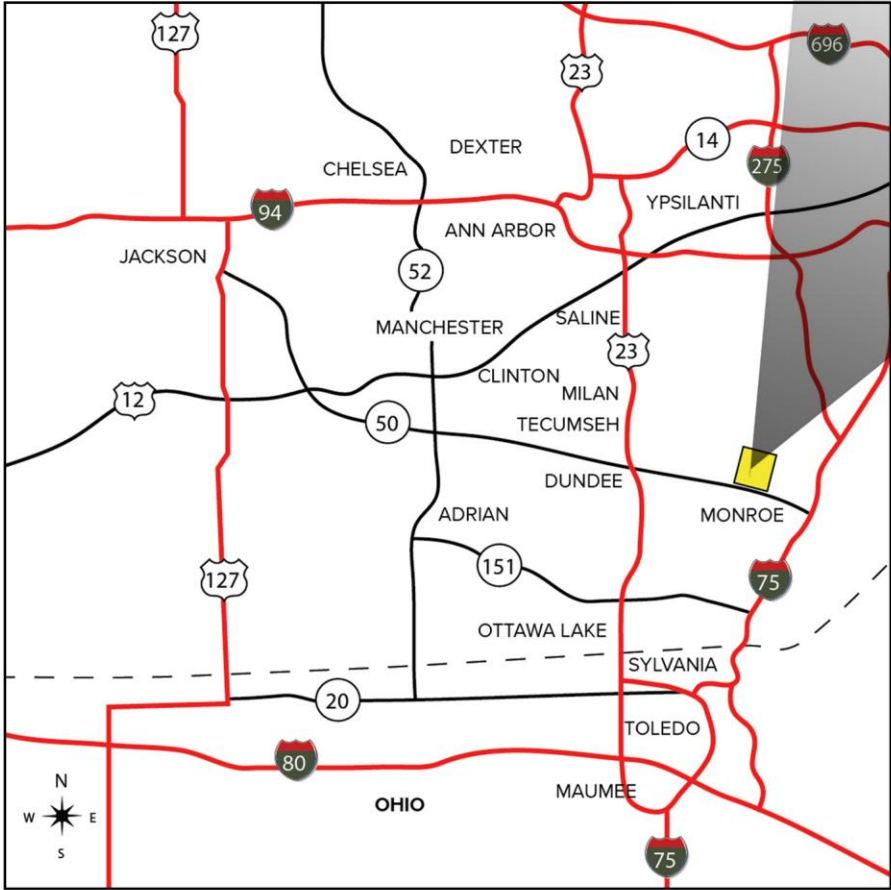
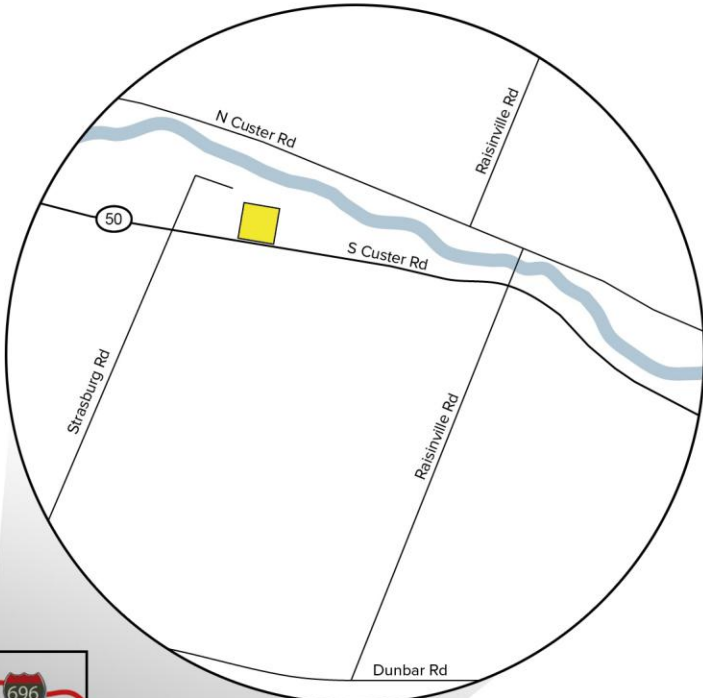
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UTILITIES	
Electric:	DTE
Gas:	Michigan Gas Utilities
Water:	City of Monroe
Sanitary Sewer:	Leach Bed
Storm Sewer:	Raisinville River

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